

APPROVED MINUTES FEBRUARY 9, 2005  
CITY OF GUNNISON - PLANNING & ZONING COMMISSION  
REGULAR MEETING

rev. 2/18/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
KURT SCHRAM	X		
JONATHAN HOUCK	X		
COUNCILMEMBER THOMAS SMITS		X	

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR STEVEN WESTBAY, CITY PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, CITY MANAGER MARK COLLINS, CITY CLERK GAIL DAVIDSON, VICKI ROACH ARCHULETA, ELLEN HARRIMAN, RICHARD KARAS, RALPH “BUTCH” CLARK, TL LIVERMORE, COLLEEN HANNON, BJ JOHNSON, MIKE DARNELL, AND OTHER CONCERNED CITIZENS.

I. CALL TO ORDER AT 7:00 BY CHAIR LOTHAMER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF THE JANUARY 26, 2005 MEETING MINUTES

Commissioner Seitz moved to approve the January 26, 2005 meeting minutes with a couple typographical corrections. Commissioner Harriman seconded the motion.

Roll Call Yes: Beda, Lothamer, Houck, Schram, Harriman, and Seitz

Roll Call No: None

Motion Carried

IV. COUNTY REFERRAL – LUC 2004-83

HIDEAWAY ON THE RIVER SUBDIVISION

Director Westbay gave an overview of the subdivision. There was discussion on water and sewer services, well permits, access considerations, the Gunnison Town Ditch, the Three-Mile review process, and density. The Commission made revisions to the draft letter to the County Planning Commission.

Commissioner Beda moved to authorize Chair Lothamer to sign the revised letter to the Gunnison County Planning Commission regarding the Hideaway on the River Subdivision. Commissioner Schram seconded the motion.

Roll Call Yes: Seitz, Harriman, Lothamer, Houck, Schram, and Beda

Roll Call No: None  
Motion Carried

V. BIG BOX MORATORIUM – DISCUSSION ITEM  
EXTENSION OF MORATORIUM

Director Westbay discussed the timeline for the moratorium and there was discussion on the Fiscal Impact Report, a new City Council in May, and extending the moratorium to June 30, 2005.

Commissioner Harriman moved to recommend to City Council the extension of the moratorium to June 30, 2005 with the following findings:

1. The Planning & Zoning Commission finds that the June 30<sup>th</sup> date will allow the new City Council members time to gain necessary background to make informed decisions.
2. The Planning & Zoning Commission finds that the June 30<sup>th</sup> extension date provides the necessary time to complete all related tasks.

Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Beda, Lothamer, Schram, Houck, and Harriman  
Roll Call No: None  
Motion Carried

VI. BIG BOX MORATORIUM – DISCUSSION ITEM  
DRAFT DESIGN STANDARDS

The Commission continued with the reviewing of the draft design standards. The consensus of the Commission was to accept the organizational changes made by Chair Lothamer and Director Westbay. There was discussion between the Commission, Director Westbay, and the audience on language revisions to the Design Review Standards, Single Building Intent Statement, Multiple Building Intent Statement, and the Building Design Intent Statement. There was also discussion on Architectural Features and Height Limits.

VII. UNSCHEDULED CITIZENS

Ralph “Butch” Clark commented on the design challenges of the 1980’s. Mr. Clark also discussed materials and guides to colors from the Federal Government Chief Architect.

VIII. ADJOURNED at approximately 9:15 p.m.

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Diane Lothamer, Chair

Attest:

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Andie Ruggera, Secretary